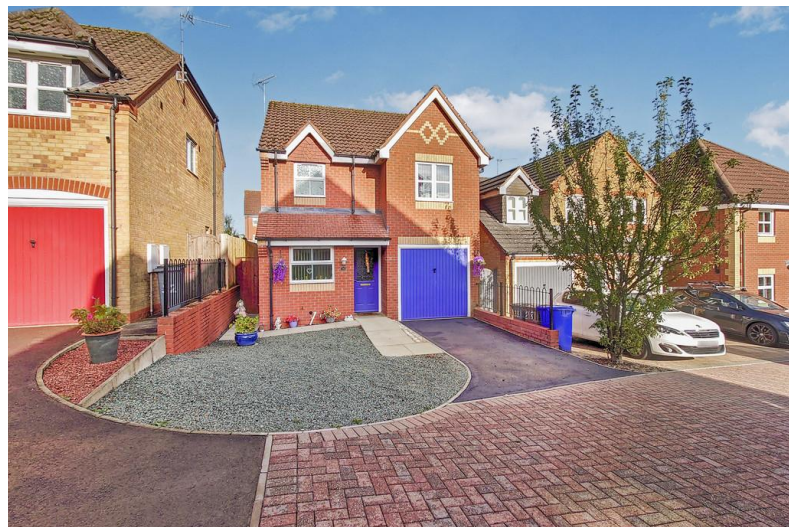


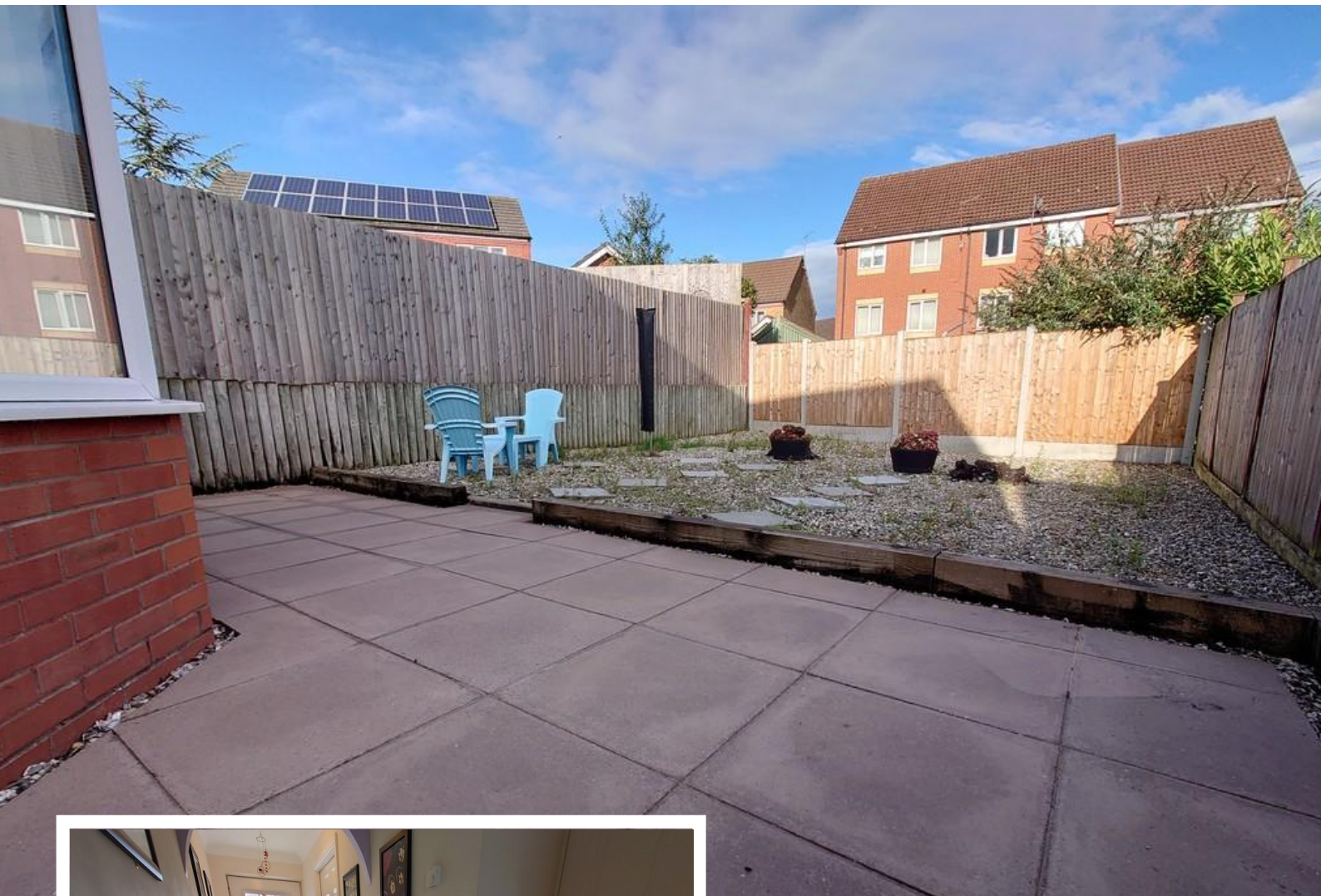


**Moorhen Way**  
**Packmoor, ST7 4GY**

- DETACHED RESIDENCE
- WELL REGARDED LOCATION
- HALL, BREAKFAST KITCHEN
- CLOAKS/W.C INTEGRAL GARAGE
- LOUNGE/DINING ROOM, CONSERVATORY
- THREE GOOD SIZED BEDROOMS
- ENSUITE & BATHROOM
- UPVC D/GLAZING & GAS C/HEATING

**£219,999**





## Property Description

### INTRO

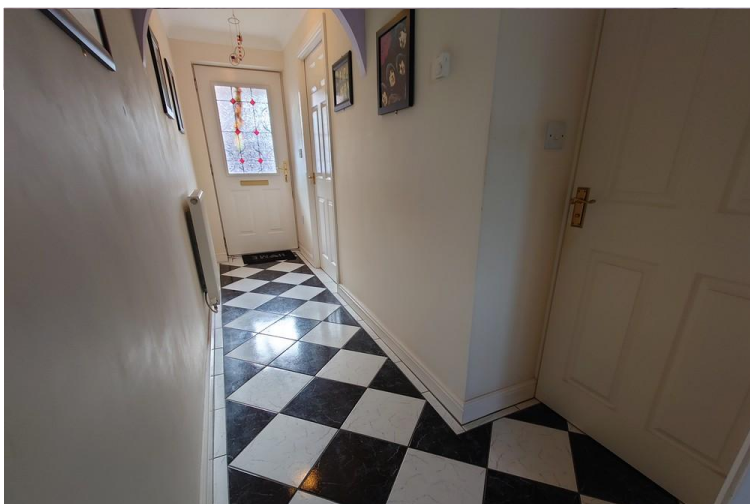
Shaw's & Co are delighted to offer For Sale a beautifully presented detached house within a popular location, comprising, hallway, cloaks/w.c, breakfast kitchen, lounge/dining room, an attached conservatory, three good sized bedrooms, ensuite & a family bathroom. Externally a landscaped front garden, driveway, integral garage, a low maintenance rear garden area. UPVC double glazing & gas central heating. The property enjoys a cul de sac location with all amenities close by as well as countryside. Access to the A500 is close by, viewing imperative without delay. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4GY. Proceed in to the Cul De Sac and the property can be found on the right hand side, as identified by our for sale sign.

### ENTRANCE HALL

Entered through a part glazed door. Tiled floor, radiator. Door to;





#### KITCHEN/BREAKFAST ROOM

13' 8" x 7' (4.17m x 2.13m)

Window to the front elevation. A range of wall and base units, single drainer sink, work surfaces and breakfast bar area. Built in oven, hob with extractor over, integrated fridge freezer. Tiled floor. Side external access door, radiator.

#### CLOAKROOM

Low level W.C, wash hand basin. Tiled floor, radiator. Window to the side.



#### LOUNGE

19' x 11' 6" (5.79m x 3.51m)

Window to the rear elevation. Feature fireplace. tiled floor, staircase to the first floor, radiator. Patio doors to:

#### CONSERVATORY

12' 9" x 12' 0" (3.89m x 3.66m)

Dwarf wall construction, UPVC windows, tiled floor. Doors to the garden.

#### FIRST FLOOR LANDING

Window to the side, access to the loft. Doors to:

#### BEDROOM ONE

14' 1" x 10' 3" (4.29m x 3.12m)

Window to the front elevation. Fitted wardrobes. Radiator. Door to:



#### ENSUITE

6' 8" x 6' 1" (2.03m x 1.85m)

Window to the front elevation. Suite comprising: enclosed shower cubicle, low level W.C wash hand basin. Shaving point.

#### BEDROOM TWO

11' 1" x 10' 1" (3.38m x 3.07m)

Window to the rear elevation. Radiator.

#### BEDROOM THREE

8' 7" x 8' (2.62m x 2.44m)

Window to the rear elevation. Radiator.



#### FAMILY BATHROOM

Window to the side elevation. Suite comprising: a paneled bath, low level W.C, wash hand basin. Splash back tiling. Door to the cylinder cupboard.



#### INTEGRAL GARAGE

14' 10" x 7' 10" (4.52m x 2.39m)

Up and over door. Electric light and power. Under stairs store area.

#### FRONT

A driveway provides off road parking. Path to the side giving access to the rear of the property. A graveled finish garden area.

#### REAR GARDEN

AN Enclosed garden. Low maintenance with a patio area and graveled garden finish.



#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



#### LOCAL AUTHORITY

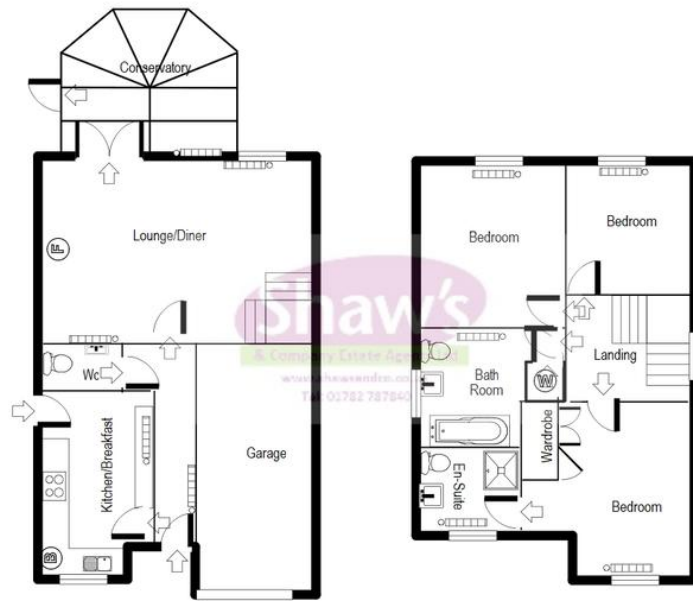
Stoke On Trent City Council

#### COUNCIL TAX BAND C

#### EPC RATING (PDF available online)

Current: Potential:





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.  
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.  
 Made with Visual Builder

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 01782 787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements